Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	Lot 79 Coast Avenue, PAYNESVILLE 3880

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	or range between	&
$155,000	$*	$

Median sale price

Median price	Property type	Suburb
$180,000	*Land*	Paynesville

Period - From	to	Source
01 Aug 2019	1 Dec 2020	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 – 19 Bedggood Grove, Paynesville 3880	$140,000	10/01/2020
2 – 11 Bedggood Grove, Paynesville 3880	$140,000	12/03/2020
3 – 5 Bedggood Grove, Paynesville 3880	$145,000	29/06/2020

This Statement of Information was prepared on: 1.12.2020